



**CITY OF LODI  
COUNCIL COMMUNICATION**

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**AGENDA TITLE:** Adopt Resolution Authorizing City Manager to Execute Contract Amendment for DeBenedetti Park Rough Grading Contract with A.M. Stephens Construction Company, Inc., of Lodi. and Appropriating Additional Funds (\$180,000)

**MEETING DATE:** January 7, 2009

**PREPARED BY:** Public Works Director

**RECOMMENDED ACTION:** Adopt a resolution authorizing the City Manager to execute a contract amendment for the DeBenedetti Park Rough Grading contract with A.M. Stephens Construction Company, Inc., of Lodi in the amount of \$163,000 and appropriating additional funds from the Storm Drainage and Parks and Recreation Impact. Fee Funds as shown below to complete the drainage basin portion of this park project.

**BACKGROUND INFORMATION:** The contract for the DeBenedetti Park/Basin **G** Rough Grading was awarded to A.M. Stephens Construction Company, Inc., at the December 17, 2003 Council meeting. This project consisted of the excavation, rough grading and export of material from the DeBenedetti Park site and also included site fencing, mowstrips, rip-rap and other drainage related work. The original contract completion date was October 31, 2006. A.M. Stephens Construction Company requested additional time to complete the excavation and grading of the park, and their contract completion date was extended to December 31, 2008.

Plans to modify the original grading design were presented at a November 6, 2008 meeting of the Parks and Recreation Commission, and at a City Council shirtsleeve session on December 16, 2008. The modification increases the main storm drainage basin area by 3.3 acres while making it shallower. This new plan, which reduces future high-ground park area by the same amount, is presented in Exhibit A. Decreasing the basin depth from 30 feet to 20 feet will result in a reduction in pump station construction costs by an estimated \$300,000 and will reduce annual operation and maintenance costs. The basin, which will be used only for drainage purposes, has been fully excavated and requires regrading to raise the elevation 10 feet.

Approving the contract amendment will allow the City to proceed with installation of turf and irrigation systems in the park's northwest corner, shown as "Initial Phase" in Exhibit A, in Fall 2009. This will begin the incremental development of the park. Although this area will serve as an overflow area for the storm drainage basin, it will provide a playable surface year-round except in those occasional years with severe winter storms. At a future date, a revised park conceptual plan will be presented to the City Council for approval.

To accomplish these changes, staff recommends that A. M. Stephens Construction Company receives an eight-month extension on the contract to complete the modified grading plan. The contract amendment (Exhibit B) would require A.M. Stephens Construction Company to remove approximately

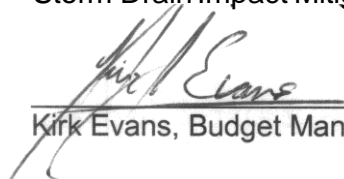
APPROVED:  Blair King, City Manager

57,000 cubic yards of dirt from the 3.3 acre high-ground area and place it in the bottom of the existing basin, thereby decreasing the depth of the basin by 10 feet. Included in the City's compensation to A.M. Stephens Construction Company are added costs for weed and dust control.

Because the use of the total acreage is split evenly between parks and storm drainage purposes, staff is requesting the expense of regrading and additional staff time be equally divided between the Storm Drain and Park and Recreation Impact Mitigation Fees.

**FISCAL IMPACT:** Upfront cost of \$180,000 from impact fee program, estimated \$300,000 savings in construction **costs** for pump station, annual savings from reduced pump station operation and maintenance. Increased park maintenance costs following Initial Phase improvements.

**FUNDING AVAILABLE:** Parks and Recreation Impact Mitigation Fee Fund (1217) \$90,000  
Storm Drain Impact Mitigation Fee Fund (326017) \$90,000

  
Kirk Evans, Budget Manager

  
James M. Rodems  
Interim Parks and Recreation Director

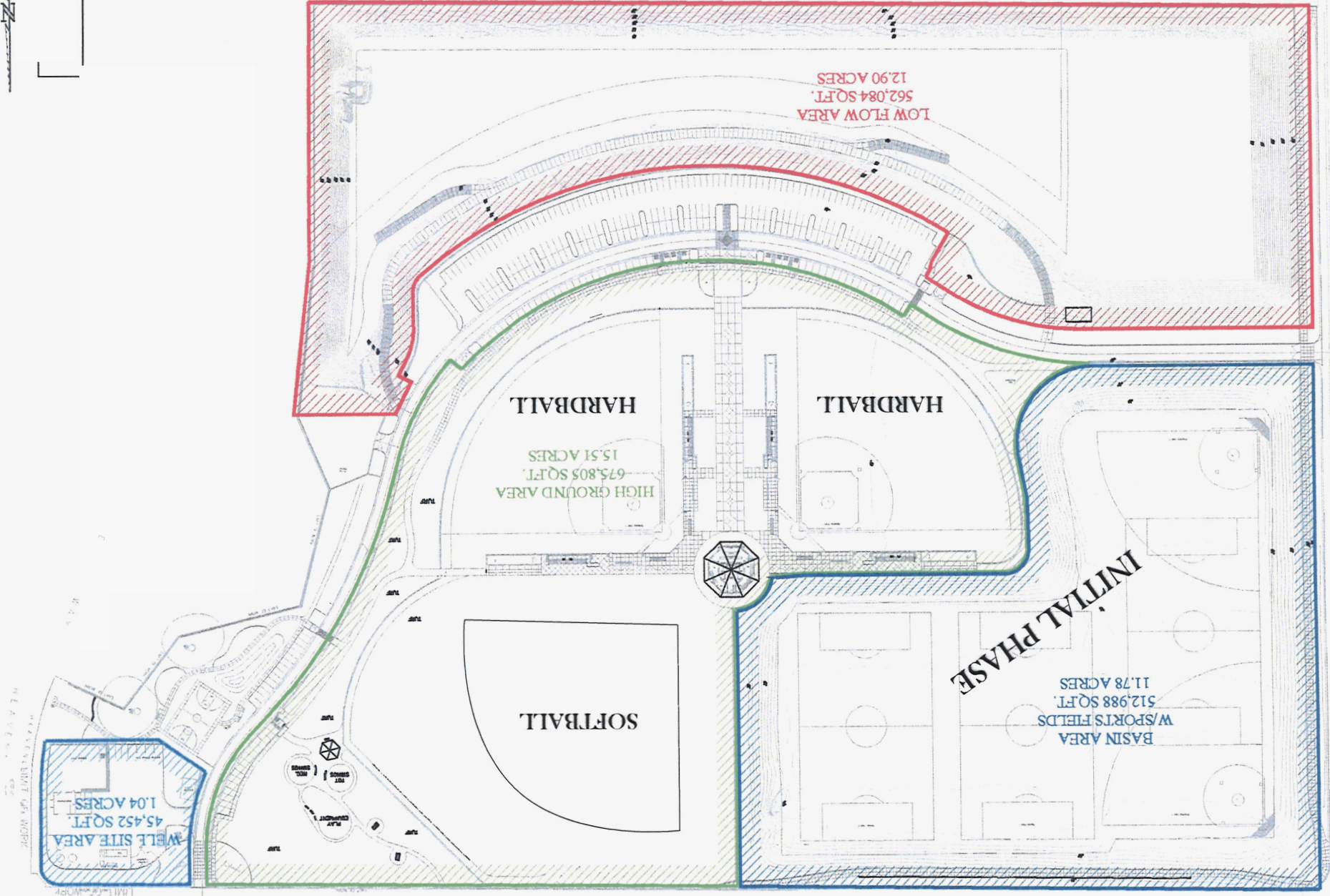
  
For: F. Wally Sandelin  
Public Works Director

Prepared by Wesley K. Fujitani, Senior Civil Engineer

FWS/WKF/pmf

Attachments: Exhibits A and B

# DEBENEDETTI PARK EXHIBIT "A"





DRAFT

RESOLUTION NO. 2009-\_\_\_\_\_

A RESOLUTION OF THE LODI CITY COUNCIL AUTHORIZING  
THE CITY MANAGER TO AMEND CONTRACT WITH  
A.M. STEPHENS CONSTRUCTION, INC., FOR THE  
DEBENEDETTI PARK/BASIN G ROUGH GRADING,  
AND FURTHER APPROPRIATING FUNDS

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WHEREAS, City Council awarded the contract for the DeBenedetti Park/Basin G Rough Grading to A.M. Stephens Construction Company, Inc., on December 17, 2003. The project consisted of the excavation, rough grading, and export of material from the DeBenedetti Park site and also included site fencing, mowstrips, rip-rap, and other drainage related work; and

WHEREAS, the original contract completion date was October 31, 2006. A.M. Stephens Construction Company requested additional time to complete the excavation and grading of the park, and the contract completion date was extended to December 31, 2008; and

WHEREAS, the Parks and Recreation Commission, at its meeting on November 6, 2008, approved a modified design of DeBenedetti Park, which would decrease the size of the park area by 3.3 acres and increase the storm drainage basin area by 3.3 acres; and

WHEREAS, the modification will result in a reduction in pump station construction costs by an estimated \$300,000 and will reduce operation and maintenance costs. The cost savings result from the decreased depth of the basin from 30 feet to 20 feet, but the basin has been fully excavated and soil will need to be replaced to raise the floor elevation by 10 feet; and

WHEREAS, staff recommends that A. M. Stephens Construction Company receive an eight-month extension on the contract to complete the modified grading plan. The contract would allow A.M. Stephens Construction Company to remove approximately 57,000 cubic yards of dirt from the 3.3 acre high ground and place it in the bottom of the existing basin, thereby decreasing the depth of the basin by 10 feet. Included in the City's compensation to A. M. Stephens Construction Company are added costs for weed and dust control; and

WHEREAS, approval by the City Council of the contract amendment will remove 3.3 acres from the original park conceptual development plan. At a future date, a revised park conceptual plan will be presented to the City Council for approval. As a result of the shift in acres from park use to storm drainage basin, the overall project development cost split will change (park vs. storm drainage) and transfers between the impact fee accounts will be made to reconcile past expense to the new cost split.

NOW, THEREFORE, BE IT RESOLVED that the Lodi City Council does hereby approve the DeBenedetti Park modified design; and

BE IT FURTHER RESOLVED that the Lodi City Council does hereby authorize the City Manager to amend the contract with A. M. Stephens Construction Company, Inc., of Lodi, California, for the DeBenedetti Park/Basin G Rough Grading to an eight-month contract extension for the purpose of regrading the storm drain basin area of the park; and

BE IT FURTHER RESOLVED that funds in the amount of \$180,000 be appropriated from the Parks and Recreation Impact Mitigation Fee Fund (\$90,000) and the Storm Drain Impact Mitigation Fee Fund (\$90,000) for the project.

Dated: January 7, 2009

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I hereby certify that Resolution No. 2009-\_\_\_\_ was passed and adopted by the City Council of the City of Lodi in a regular meeting held January 7, 2009, by the following vote:

AYES: COUNCIL MEMBERS -

NOES: COUNCIL MEMBERS -

ABSENT: COUNCIL MEMBERS -

ABSTAIN: COUNCIL MEMBERS -

RANDI JOHL  
City Clerk

2009-\_\_\_\_